



HKSC HELL'S KITCHEN SOUTH COALITION

Wednesday, April 11 2018

MCB4 Clinton/Hell's Kitchen Land Use Committee Meeting

Overview

- Plan area: from West 30th to West 42nd Streets, from 8th Avenue to 11th Avenue
- Land use recommendations for nine Port Authority-owned sites
- Input from previous community meetings and an on-line survey
- Will be refined as the plan develops reflecting community comments

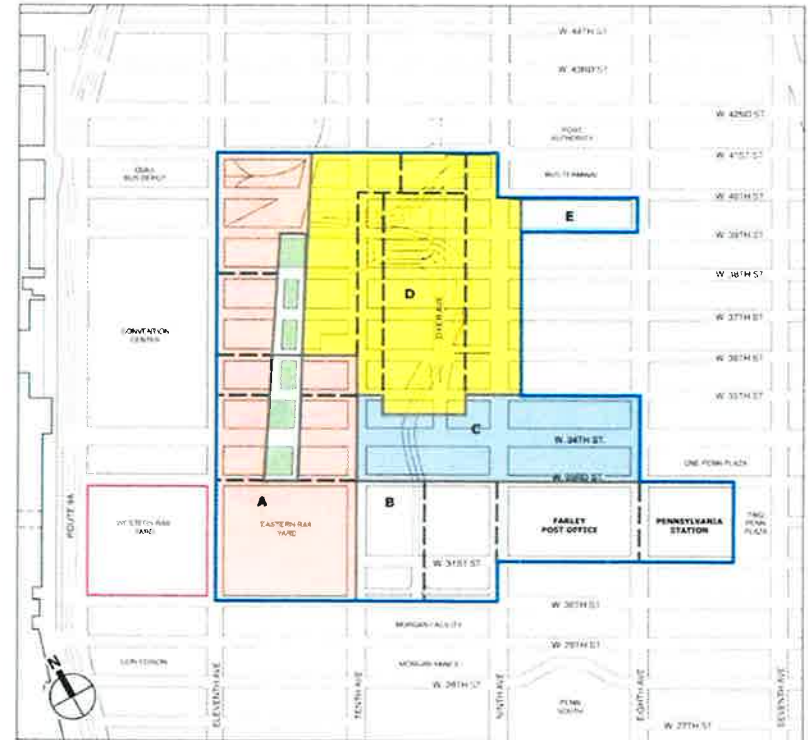
Hell's Kitchen South – Port Authority Properties



Hell's Kitchen South Zoning

- Plan area is governed by 2005 Special Hudson Yards District
- Plan focuses on “Hell’s Kitchen Sub-district” D: mostly residential with low scale older housing

Special Hudson Yards District: Subareas



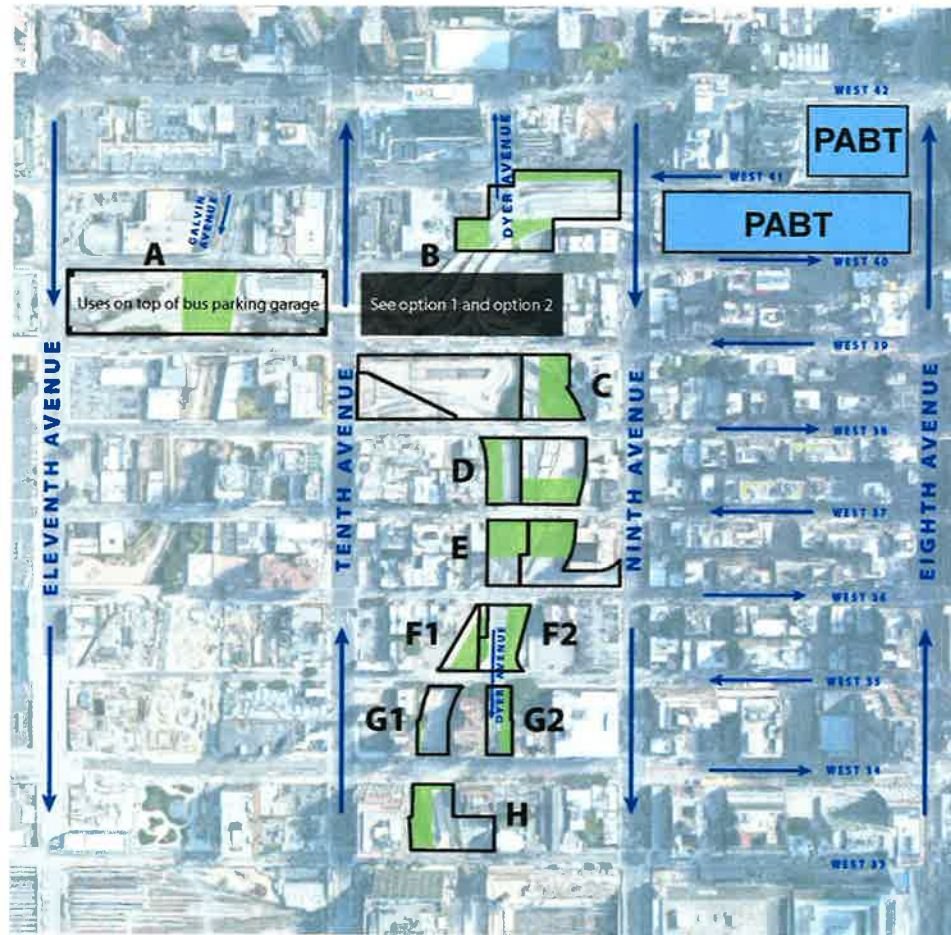
HKSC Neighborhood Plan - April 11, 2018 Draft

Neighborhood Planning Goals

- Comply with existing zoning; respect neighborhood character
- Improve air quality
- Create new public green spaces
- Create permanently affordable housing
- Encourage local businesses

Proposed Land Uses – Green Spaces

- North-south “necklace” of public green spaces
- Would add significant amount of public green space



Proposed Uses

Public Green/Open Space



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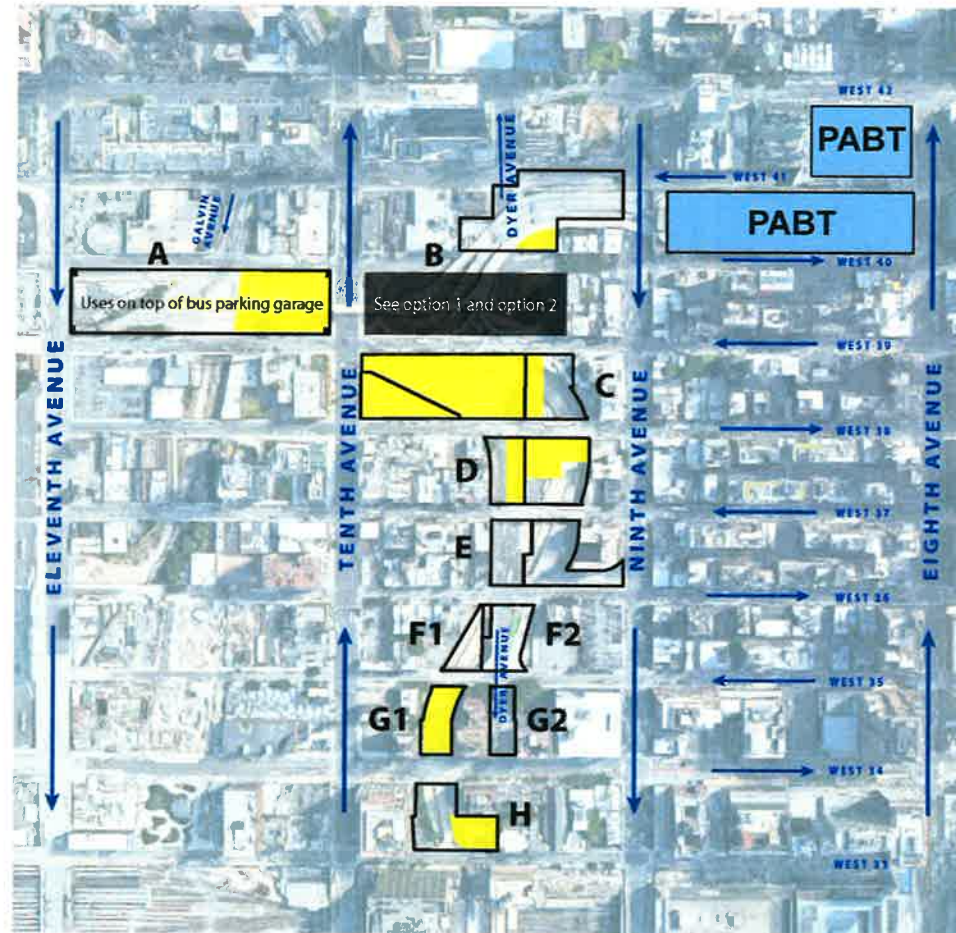
Revised April 11, 2018

0 50 100 200 Yards
Sources: NYC DCP, HKSC
Last Modified 03/28/2018

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Proposed Land Uses – Residential

- North-south “necklace” of public green spaces
- Residential development where feasible
- Would add significant number of affordable apartments (30% requirement)



Proposed Uses

■ Residential



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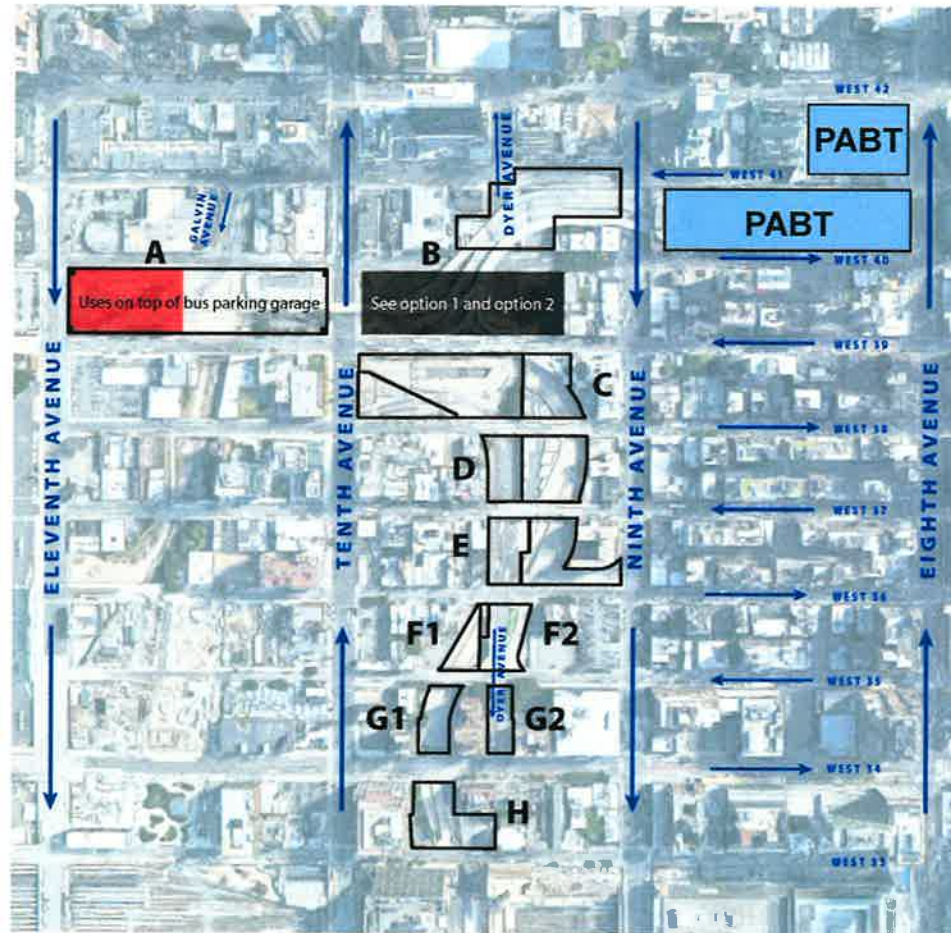
April 11, 2018

0 50 100 200 Yards
Sources: NYC DCP, HKSC
Last Modified 03/28/2018

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Proposed Land Use – Commercial

- North-south “necklace” of public green spaces
- Residential development where feasible
- Tour and charter bus facility on Galvin Plaza (Site A) with commercial and residential development on top



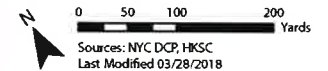
Proposed Uses

■ Commercial



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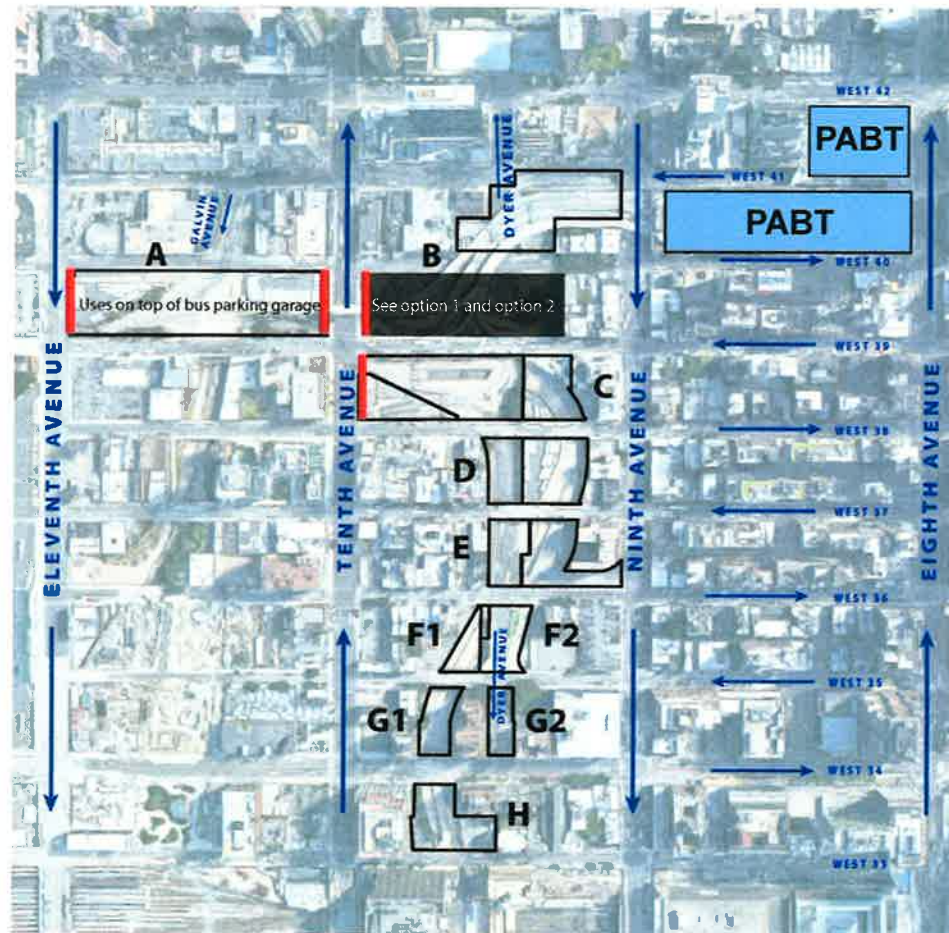
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Proposed Land Use – Ground Floor Retail

- North-south “necklace” of public green spaces
- Residential development where feasible
- Tour and charter bus facility on Galvin Plaza (Site A) with commercial and residential development on top
- As of right retail on avenues , and affordable retail along bus terminal and on selected side streets.



Proposed Uses

Ground Floor Retail



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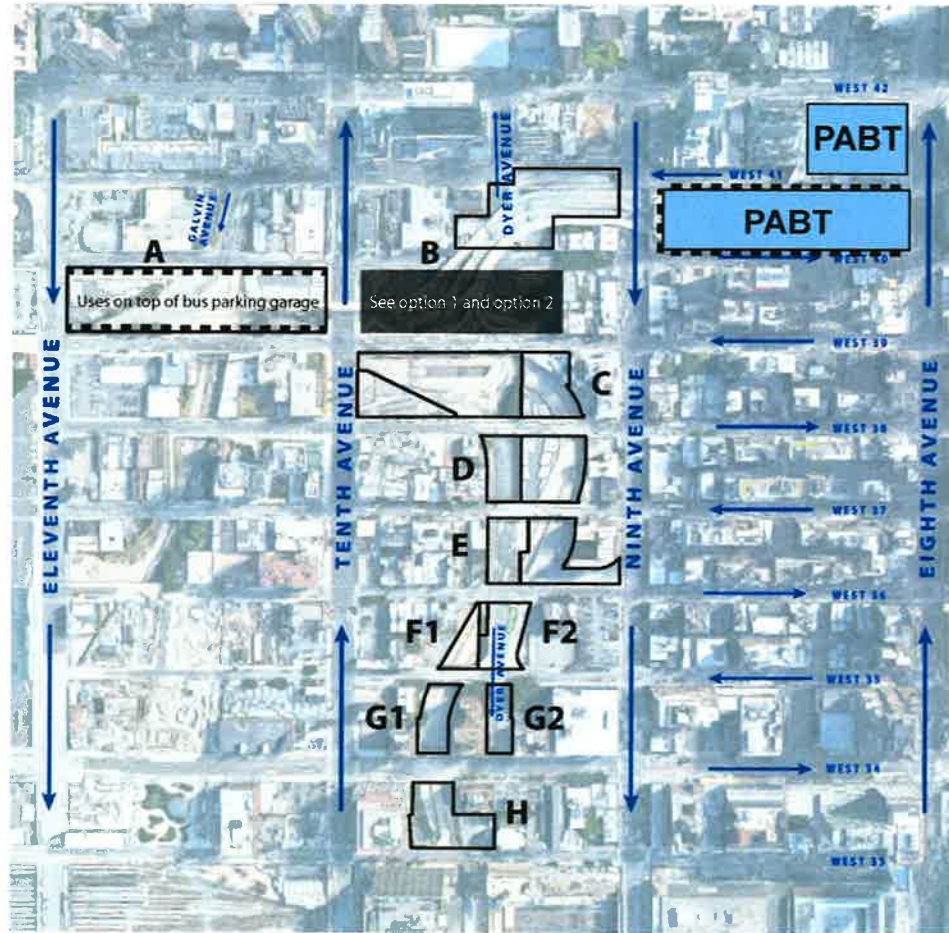
0 50 100 200 Yards
Sources: NYC DCP, HKSC
Last Modified 03/28/2018

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Affordable Small Scale Retail

- Allocate 30% of ground floor for affordable* retail at PABT and on selected side streets
- PA requires developers to provide affordable retail space with basic outfitting
- Community Advisory Council consults with developers to retain retail diversity

* definition TBD



Proposed Uses

■ Affordable Small Scale Retail

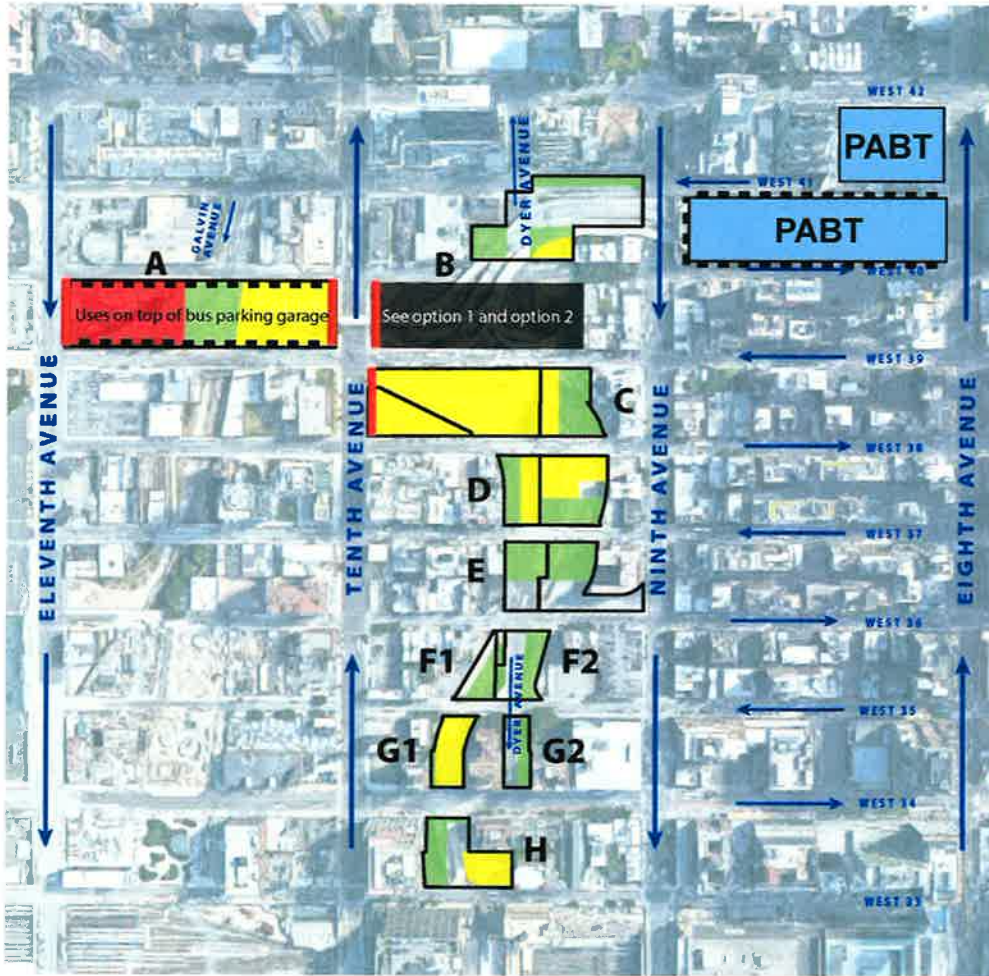


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As of April 11, 2018

0 50 100 200 Yards
Sources: NYC DCP, HKSC
Last Modified 03/28/2018

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Proposed Uses



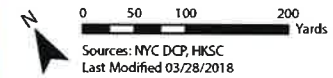
Proposed Uses

- Commercial
- Residential
- Public Green/Open Space
- Affordable Small Scale Retail
- ▬ Ground Floor Retail



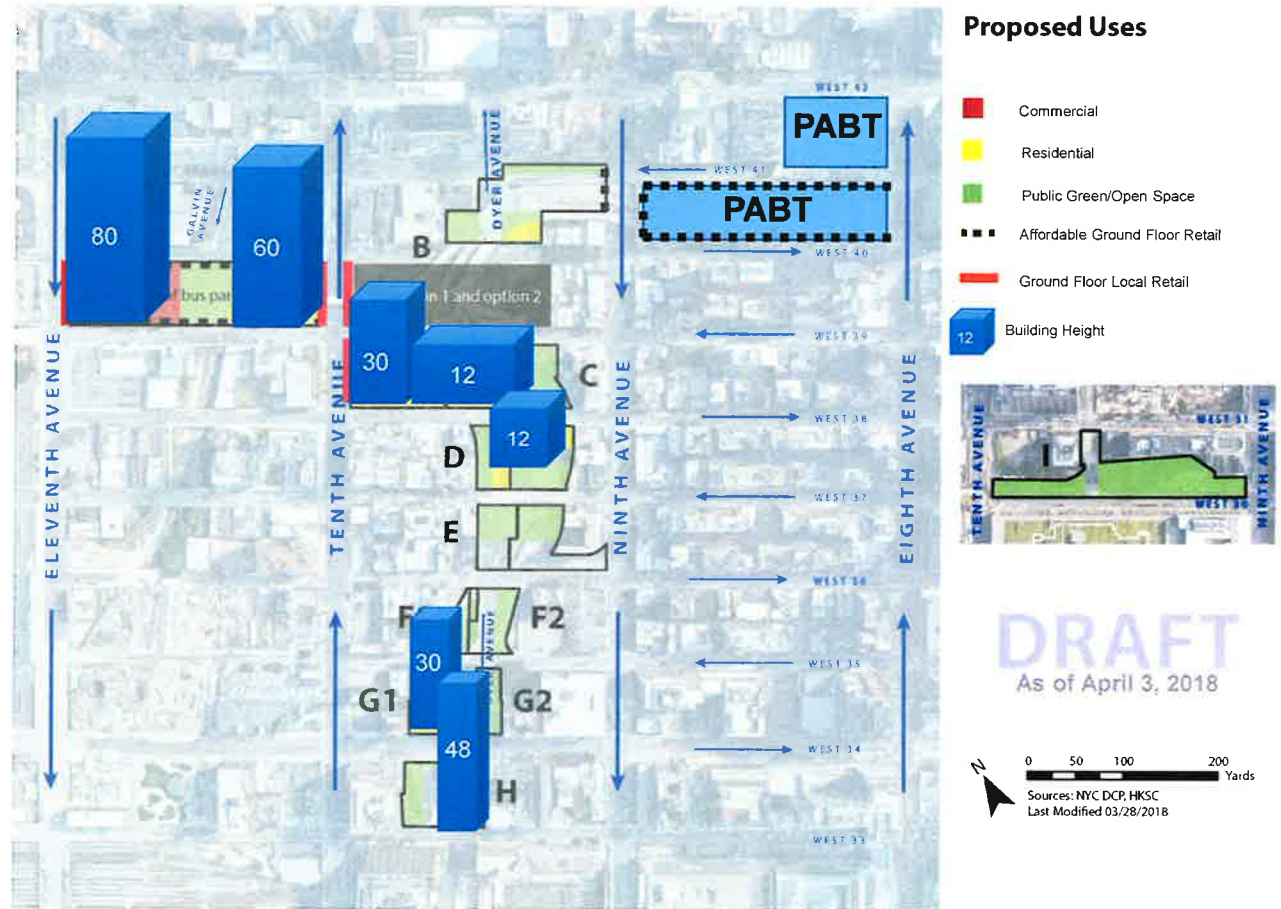
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As of April 11, 2018



Building Heights for Proposed Residential and Commercial Sites¹

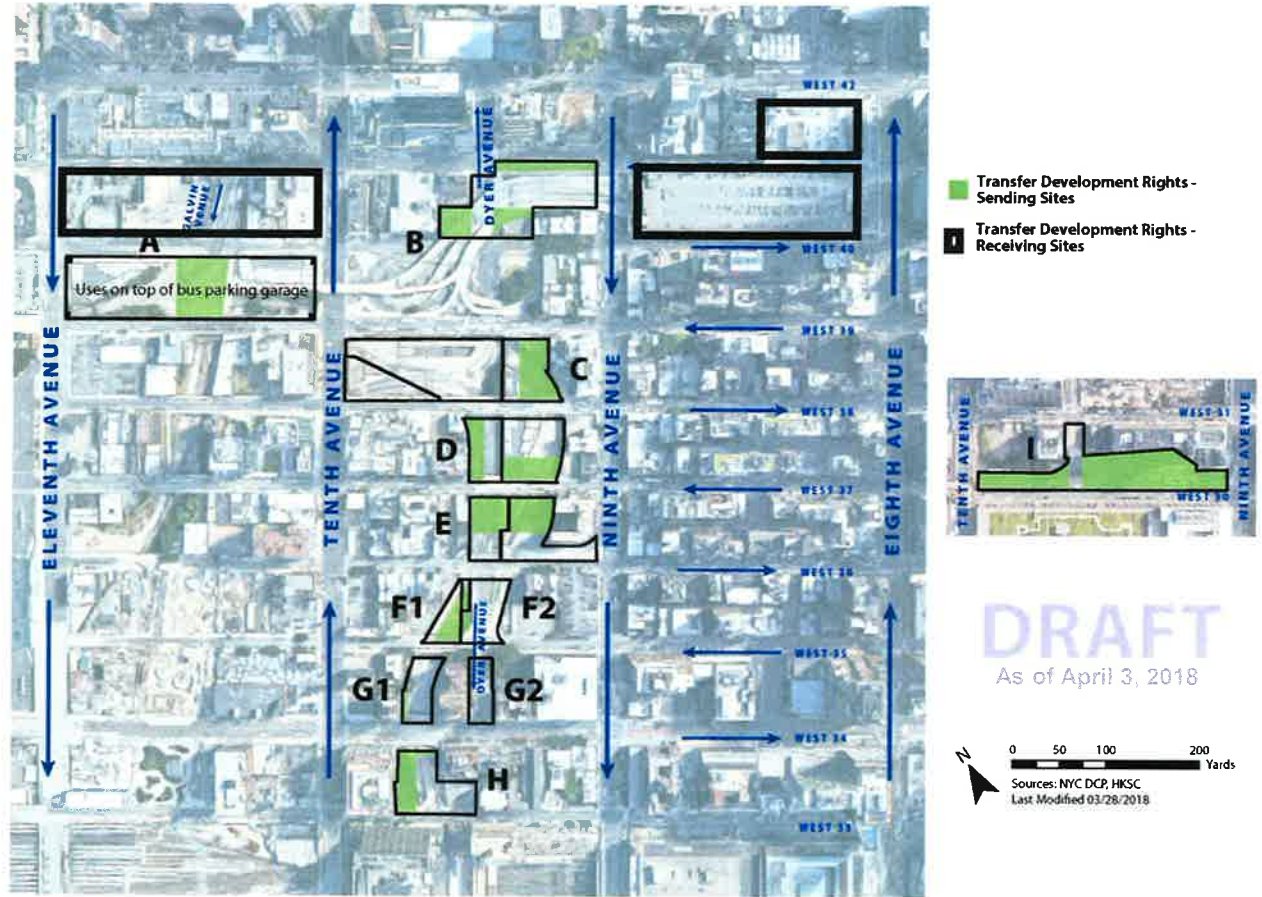
- Heights as permitted by existing zoning
- Taller buildings on 11th and 10th Avenues, 34th and 33rd Streets
- Lower buildings in the residential core



¹ Mid-block buildings are capped at 120 feet (approximately 12 stories). Other building heights are based on the approximate square footage of the sites

Implementation

- The Special Hudson Yards District would need to be amended for:
 - 30% permanently affordable housing
 - Creation of sub-district for transfer of development rights (TDR)
- Action would require the submission of a zoning text amendment which would go through the ULURP process



Detailed site by site analyses

- Existing zoning
 - Size (SF) of site by uses and total
 - Amount of development permitted by
- Recommended uses : residential, commercial and/or open space
 - Size (SF) for each
- Amount of public green space created
 - Amount of Transfer Development Rights (TDR) created

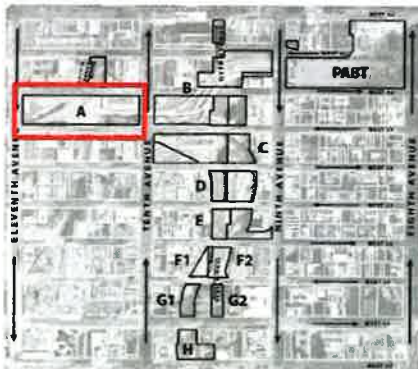
Existing Property Analysis - A

Location: between West 39th & West 40th Streets and 10th and 11th Avenues



Block	711
Lot	1
Area	158,000

Total size of site is 158,000 sqft



	Lot Area	Zoning	SHYD	FAR
i	93,812	C6-4	A5	C:10, R:R10
ii	64,188	C2-8	D1	C:3, R:12

Bolded zonings refer to the underlying zoning regulation



Proposed Development - A

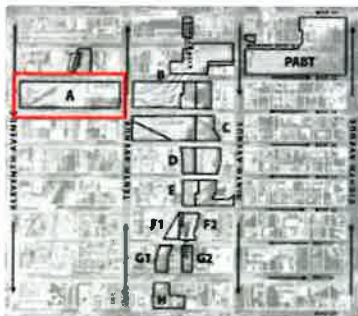
Location: between West 39th & West 40th Streets and 10th and 11th Avenues



- Public Green/Open Space
- Residential
- Commercial
- Affordable Small Scale Retail
- Ground Floor Retail

■ Total of 100,000 sqft of platforming required

Block	Lot	Max FAR	Permitted Use Floor Area				Proposed Uses Floor Area			TDR	
			FAR	Commercial	FAR	Residential	Commercial	Residential	Public Green/Open Space	Commercial	Residential
711	1	20	20	1,876,240	0	0	1,548,000	0	16,412	328,240	0
		15	3	192,564	12	770,256	0	668,400	8,488	192,564	101,856



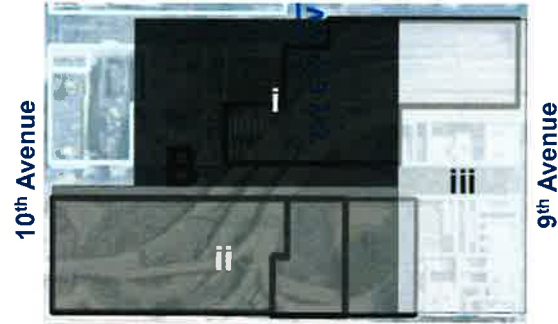
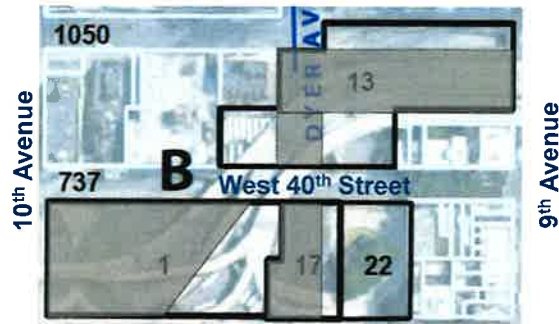
Total Proposed Development

- Commercial : 1,548,000 sqft
- Residential : 668,400 sqft
- Public Green/Open Space : 24,900 sqft

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Existing Property Analysis - B

Location: between West 39th & West 41st Streets and 9th and 10th Avenues

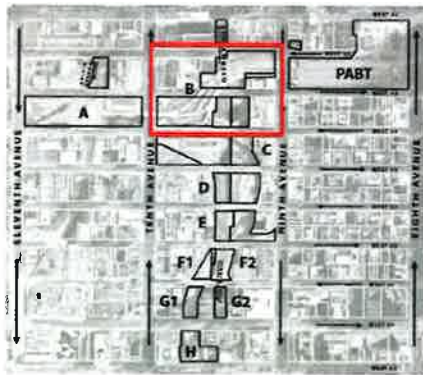


Block	1050	737	737	737
Lot	13	1	17	22
Area	34,500	19,000	6,000	26,500

- Total size of site is 86,000 sqft

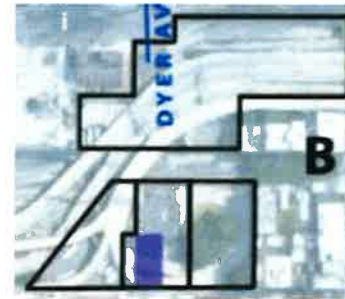
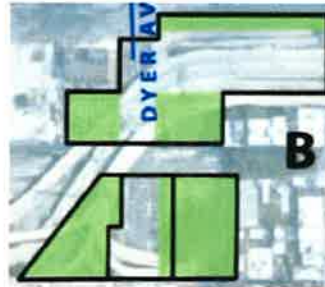
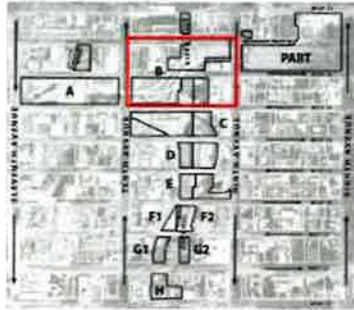
	Lot Area	Zoning	SHYD	FAR
i	28,500	C6-4	D3	C:10, R:7.5
ii	47,000	C2-8	D4	C:3, R:12
iii	10,500	C1-7A	D5	C:2, R:6.02

Bolded zonings refer to the underlying zoning regulation



Proposed Development – B (Option 1)

Location: between West 39th & West 41st Streets and 9th and 10th Avenues



Public Green/Open Space

Total of 7,500 sqft of platforming required

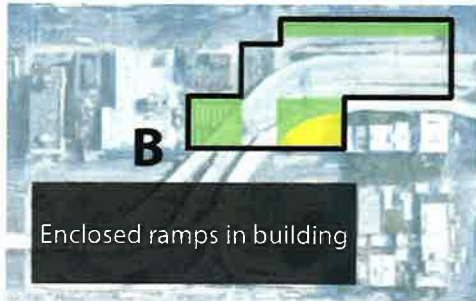
Block	Lot	Max FAR	Permitted Use Floor Area			Proposed Uses Floor Area			Public Green/Open Space	TDR	
			FAR	Commercial	FAR Residential	Commercial	Residential	Commercial		Residential	
1050	13	12	4.5	49,500	7.5	82,500	0	0	11,000	49,500	82,500
		12	4.5	18,000	7.5	30,000	0	0	4,000	18,000	30,000
		12	4.5	60,750	7.5	101,250	0	0	13,500	60,750	101,250
		6.02	0.0	0	6.02	36,120	0	0	6,000	0	36,120
737	1	12	2.0	38,000	10.0	190,000	0	0	19,000	38,000	190,000
		17	2.0	12,000	10.0	60,000	0	0	6,000	12,000	60,000
		22	2.0	44,000	10.0	220,000	0	0	22,000	44,000	220,000
		6.02	0.0	0	6.02	27,090	0	0	4,500	0	27,090

Total Proposed Development

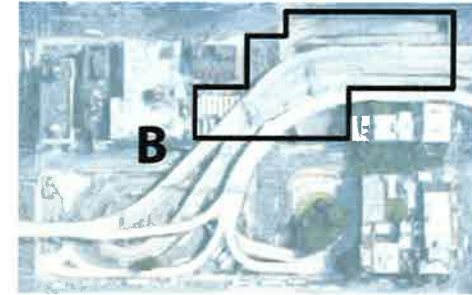
- Commercial : 0 sqft
- Residential : 0 sqft
- Public Green/Open Space : 86,000 sqft

Proposed Development – B (Option 2)

Location: between West 39th & West 41st Streets and 9th and 10th Avenues

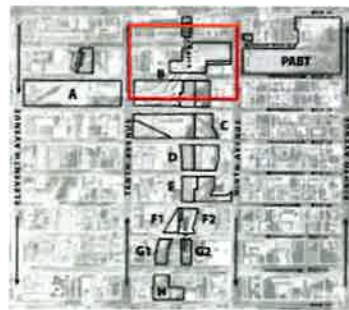


Public Green/Open Space
Residential



No platforming required

Block	Lot	Max FAR	Permitted Use Floor Area				Proposed Uses Floor Area			TDR	
			FAR	Commercial	FAR	Residential	Commercial	Residential	Public Green/Open Space	Commercial	Residential
1050	13	12	4.5	49,500	7.5	82,500	0	0	11,000	49,500	82,500
		12	4.5	18,000	7.5	30,000	0	0	4,000	18,000	30,000
		12	4.5	60,750	7.5	101,250	0	56,250	6,000	60,750	45,000
		6.02	0.0	0	6.02	36,120	0	0	6,000	0	36,120



Total Proposed Development

- Commercial : 0 sqft
- Residential : 56,250 sqft
- Public Green/Open Space : 27,000 sqft

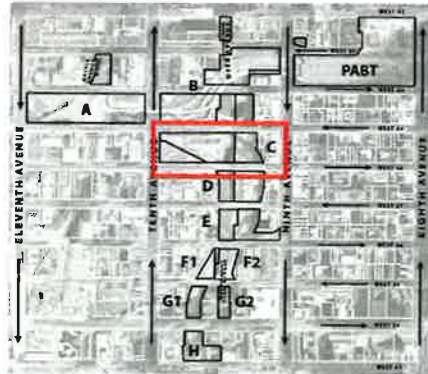
Existing Property Analysis - C

Location: between West 38th & West 39th Streets and 9th and 10th Avenues



Block	736	736	736
Lot	1	73	22
Area	26,000	79,000	33,000

Total size of site is 138,000 sqft.



	Lot Area	Zoning	SHYD	FAR
i	21,400	C2-8	D2	C:3, R:12
ii	106,600	R8A	D4	R:7.2
iii	10,000	C1-7A	D5	C:2, R:6.02

Bolded zonings refer to the underlying zoning regulation



Proposed Development - C

Location: between West 38th & West 39th Streets and 9th and 10th Avenues

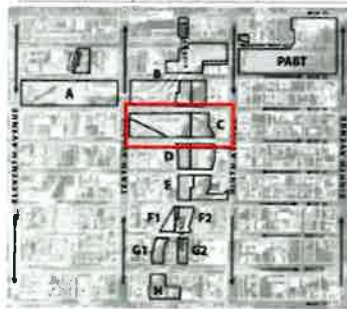


Residential

Public Green/Open Space

Total of 122,500 sqft of platforming required

Block	Lot	Max FAR	Permitted Use Floor Area				Proposed Uses Floor Area			TDR	
			FAR	Commercial	FAR	Residential	Commercial	Residential	Public Green/Open Space	Commercial	Residential
736	1	13	1	14,000	12	168,000	0	168,000	0	14,000	0
		6.02	0	0	6.02	72,240	0	72,240	0	0	0
73	13	13	1	7,400	12	88,800	0	88,800	0	7,400	0
		6.02	0	0	6.02	431,032	0	431,032	0	0	0
22	6.02	0	0	0	6.02	138,460	0	138,460	0	0	0
		0	0	0	6.02	60,200	0	0	10,000	0	60,200



Total Proposed Development

- Commercial : 0 sqft
- Residential : 898,532 sqft
- Public Green/Open Space : 10,000 sqft

Site D

Location: between West 37th & West 38th Streets and 9th and 10th Avenues

Existing Condition

Proposed Development



Total size of site is 56,850 sqft.



- Public Green/Open Space
- Residential



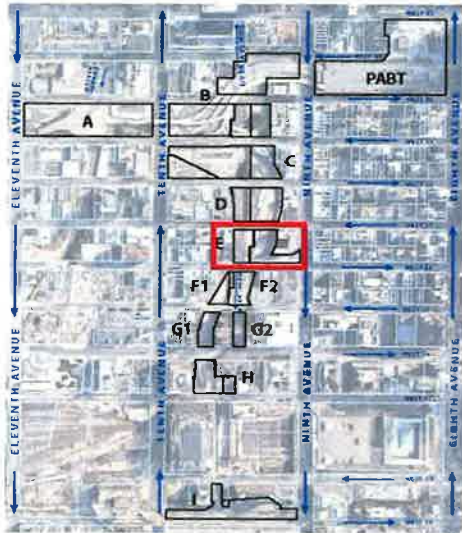
■ Total of 37,150 sq ft of platforming required

Total Proposed Development

- Commercial : 0 sqft
- Residential : 167,055 sqft
- Public Green/Open Space : 29,100 sqft

Site E

Location: between West 36th & West 37th Streets and 9th and 10th Avenues



Existing Condition



Total size of site is 29,100 sqft.



Proposed Development



Public Green/Open Space



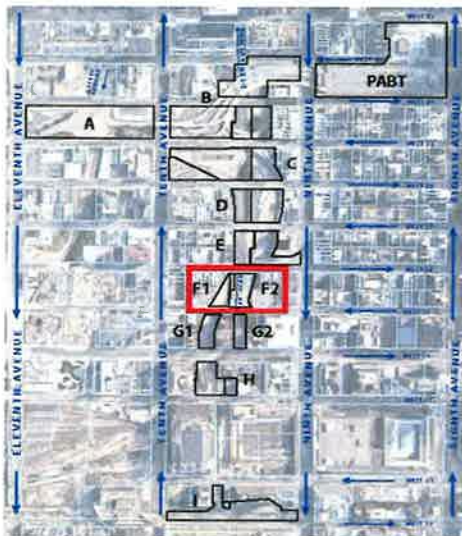
Total of 29,100 sq ft of platforming required

Total Proposed Development

• Commercial	:	0 sqft
• Residential	:	0 sqft
• Public Green/Open Space	:	29,100 sqft

Site F

Location: between West 35th & West 36th Streets and 9th and 10th Avenues



Existing Condition



Total size of site is 15,200 sqft.



Proposed Development



Public Green/Open Space



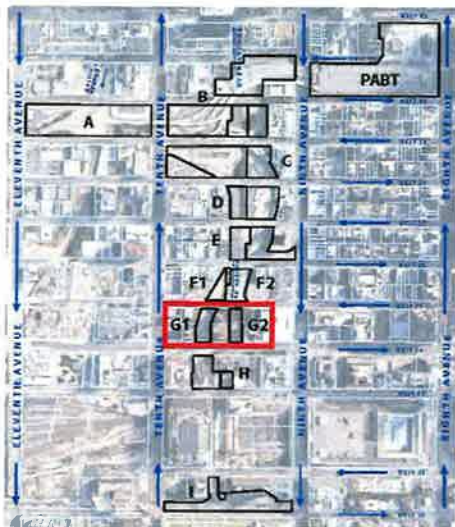
Total of 8,900 sq ft of platforming required

Total Proposed Development

- Commercial : 0 sqft
- Residential : 0 sqft
- Public Green/Open Space : 15,200 sqft

Site G

Location: between West 34th & West 35th Streets and 9th and 10th Avenues



Existing Condition



Total size of site is 28,400 sqft.



Proposed Development



- Public Green/Open Space
- Residential



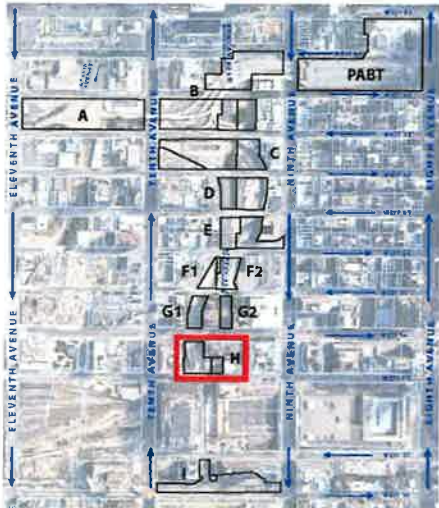
- Total of 20,000 sq ft of platforming required

Total Proposed Development

- Commercial : 0 sqft
- Residential : 155,570 sqft
- Public Green/Open Space : 9,700 sqft

Site H

Location: between West 33rd & West 34th Streets and 9th and 10th Avenues



Existing Condition



Total size of site is 22,906 sqft.



Proposed Development



Public Green/Open Space
Residential



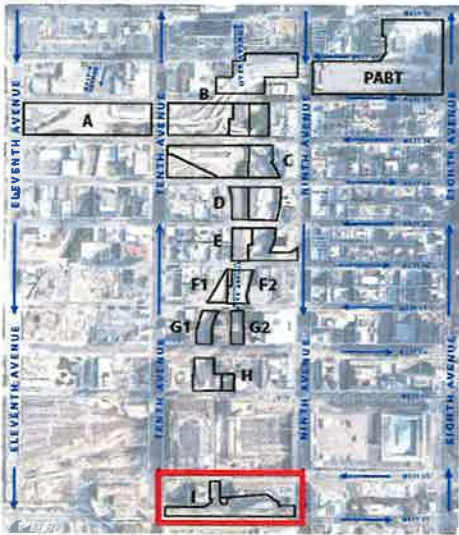
Total of 5,000 sq ft of platforming required

Total Proposed Development

• Commercial	:	0 sqft
• Residential	:	136,872 sqft
• Public Green/Open Space	:	11,500 sqft

Site I

Location: between West 30th & West 31st Streets and 9th and 10th Avenues



Existing Condition



Total size of site is 63,277 sqft.



Proposed Development



Public Green/Open Space



No platforming required

Total Proposed Development

- Commercial : 0 sqft
- Residential : 0 sqft
- Public Green/Open Space : 63,277 sqft

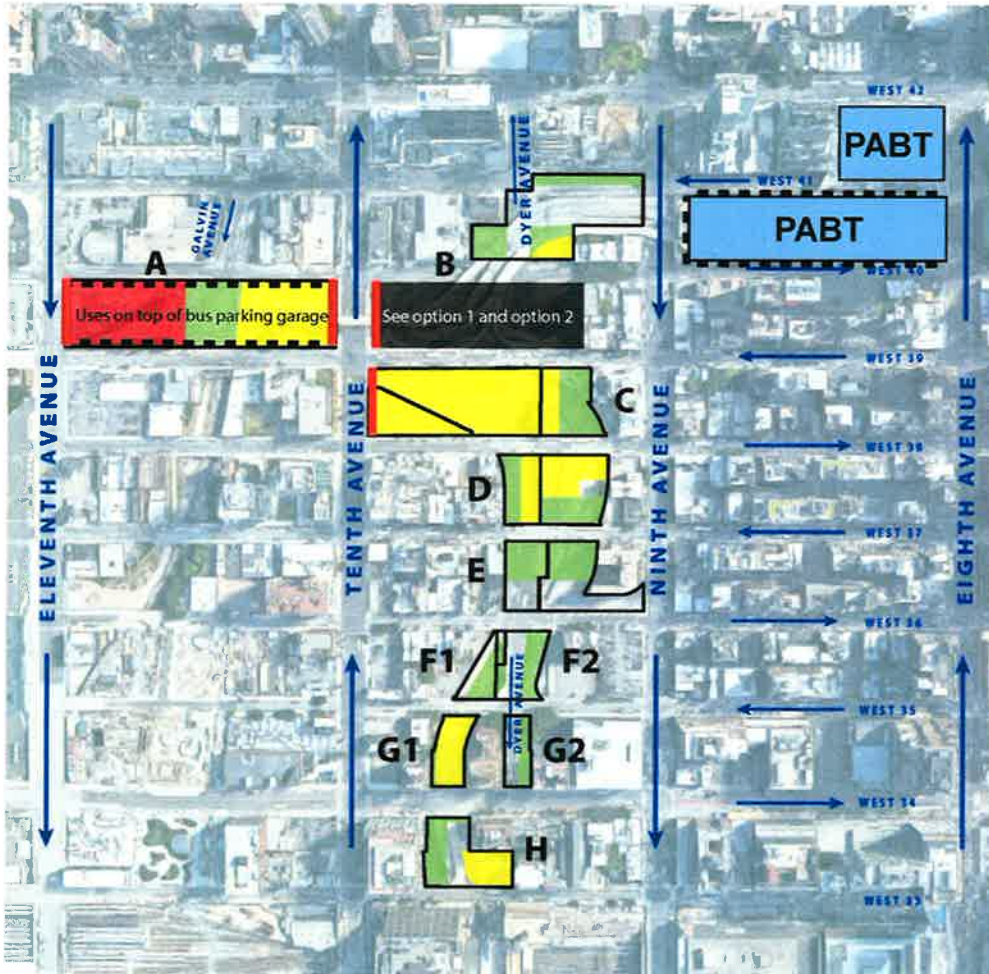
Community Feedback - April 3rd Meeting and On-line Survey



Photo by Dusieu Sue Malesvic, Chelsea Now

- Numerous comments: 100 from poster session; 50 from on-line survey
- General enthusiasm for the Neighborhood Plan
- Overwhelming desire for public green space
 - Endorsements where proposed
 - Requests for more locations
 - Also green roofs, street trees, connections between green spaces
- Urgent calls for air quality improvements
 - Mechanical air filtration systems for platforms and enclosed structures
 - Improved emissions standards for buses
 - Buses off streets, no idling, less traffic
- Strong support for:
 - Affordable, neighborhood housing
 - Affordable local retail uses
- Concerns about:
 - Some building heights
 - Disruption during construction
- Many site specific suggestions: to be reviewed to fine tune Neighborhood Plan

Proposed Uses



Proposed Uses

- Commercial
- Residential
- Public Green/Open Space
- Affordable Small Scale Retail
- Ground Floor Retail



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As of April 2, 2018

